



New York State Division of Housing and Community Renewal  
Gertz Plaza  
92-31 Union Hall Street, Jamaica, NY 11433

ANNUAL INCOME AND EXPENSES  
BASED ON 96 SCHEDULES FOR BUILDINGS CONTAINING 3,250  
HOUSING UNITS OF WHICH 2,295 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2020-2022

TABLE I  
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$62,584	\$63,643	\$65,468
RENTAL	60,413	61,308	62,886
MISCELLANEOUS	601	572	661
REAL ESTATE	71	31	246
NON RESIDENTIAL	1,499	1,732	1,675
EXPENSES			
FUEL	2,737	2,735	3,468
UTILITIES	2,080	2,104	2,109
PAYROLL	3,808	4,065	4,154
REAL ESTATE TAXES	13,947	14,053	14,164
INSURANCE	2,708	2,751	3,231
MANAGEMENT	4,293	4,473	4,751
REPAIRS AND MAINTENANCE	5,899	6,463	6,823
MISCELLANEOUS	1,346	1,361	1,737
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	\$36,818	\$38,005	\$40,437
INTEREST	8,956	9,141	9,144
DEPRECIATION	7,668	7,156	7,086
TOTAL EXPENSES	\$53,442	\$54,302	\$56,667

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,  
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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PERCENT DISTRIBUTION OF EXPENSES  
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NASSAU COUNTY  
2020-2022

TABLE II

	<u>2020</u>	<u>2021</u>	<u>2022</u>
EXPENSES			
FUEL	5.1	5.0	6.1
UTILITIES	3.9	3.9	3.7
PAYROLL	7.1	7.5	7.3
REAL ESTATE TAXES	26.1	25.9	25.0
INSURANCE	5.1	5.1	5.7
MANAGEMENT	8.0	8.2	8.4
REPAIRS AND MAINTENANCE	11.0	11.9	12.0
MISCELLANEOUS	2.5	2.5	3.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>68.8%</u>	<u>70.0%</u>	<u>71.3%</u>
INTEREST	16.8	16.8	16.1
DEPRECIATION	14.3	13.2	12.5
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

\* Rounded values may cause the summed percentages to not total 100%

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EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2020-2022

TABLE III

	2020-2021	2021-2022
INCOME	1.7%	2.9%
RENTAL	1.5	2.6
MISCELLANEOUS	-4.8	15.6
REAL ESTATE	-56.3	693.5
NON RESIDENTIAL	15.5	-3.3
EXPENSES		
FUEL	-0.1	26.8
UTILITIES	1.2	0.2
PAYROLL	6.7	2.2
REAL ESTATE TAXES	0.8	0.8
INSURANCE	1.6	17.4
MANAGEMENT	4.2	6.2
REPAIRS AND MAINTENANCE	9.6	5.6
MISCELLANEOUS	1.1	27.6
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	3.2%	6.4%
INTEREST	2.1	0.0
DEPRECIATION	-6.7	-1.0
TOTAL EXPENSES	1.6%	4.4%

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NASSAU COUNTY  
2020-2022

TABLE IV  
(IN THOUSANDS)

	<u>2020</u>	<u>2021</u>	<u>2022</u>
INCOME	<u>\$62,584</u>	<u>\$63,643</u>	<u>\$65,468</u>
EXPENSES			
BEFORE DEPRECIATION	45,774	47,146	49,581
AFTER DEPRECIATION	53,442	54,302	56,667
CASH FLOW			
BEFORE DEPRECIATION	16,810	16,497	15,887
AFTER DEPRECIATION	9,142	9,341	8,801
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	26.86%	25.92%	24.27%
AFTER DEPRECIATION	<u>14.61%</u>	<u>14.68%</u>	<u>13.44%</u>

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ANNUAL INCOME AND EXPENSES  
BASED ON 16 SCHEDULES FOR BUILDINGS CONTAINING 712  
HOUSING UNITS OF WHICH 443 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (NORTH SHORE)  
2020-2022

TABLE I A  
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$14,643	\$14,968	\$15,582
RENTAL	14,045	14,318	14,915
MISCELLANEOUS	88	118	115
REAL ESTATE	25	18	74
NON RESIDENTIAL	485	514	478
EXPENSES			
FUEL	492	495	645
UTILITIES	279	279	286
PAYROLL	858	982	1,035
REAL ESTATE TAXES	3,228	3,246	3,285
INSURANCE	416	438	482
MANAGEMENT	864	933	953
REPAIRS AND MAINTENANCE	1,366	1,439	1,569
MISCELLANEOUS	259	266	265
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	\$7,762	\$8,078	\$8,520
INTEREST	2,128	2,212	2,275
DEPRECIATION	2,212	2,188	2,188
TOTAL EXPENSES	\$12,102	\$12,478	\$12,983

THE NORTH SHORE COMMUNITIES INCLUDED IN THE SURVEY ARE: BAXTER ESTATES (VILLAGE); FLORAL PARK (VILLAGE); FLOWER HILL (VILLAGE); GLEN COVE (CITY); GREAT NECK (VILLAGE); GREAT NECK ESTATES (VILLAGE); GREAT NECK PLAZA (VILLAGE); MINEOLA (VILLAGE); NORTH HEMPSTEAD (TOWN); ROSLYN (VILLAGE); RUSSELL GARDENS (VILLAGE); THOMASTON (VILLAGE).

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NASSAU COUNTY (NORTH SHORE)  
2020-2022

TABLE II A

	<u>2020</u>	<u>2021</u>	<u>2022</u>
EXPENSES			
FUEL	4.1	4.0	5.0
UTILITIES	2.3	2.2	2.2
PAYROLL	7.1	7.9	8.0
REAL ESTATE TAXES	26.7	26.0	25.3
INSURANCE	3.4	3.5	3.7
MANAGEMENT	7.1	7.5	7.3
REPAIRS AND MAINTENANCE	11.3	11.5	12.1
MISCELLANEOUS	2.1	2.1	2.0
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>64.1%</u>	<u>64.7%</u>	<u>65.6%</u>
INTEREST	17.6	17.7	17.5
DEPRECIATION	18.3	17.5	16.9
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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NASSAU COUNTY (NORTH SHORE)  
2020-2022

TABLE III A

	<u>2020-2021</u>	<u>2021-2022</u>
INCOME	<u>2.2%</u>	<u>4.1%</u>
RENTAL	1.9	4.2
MISCELLANEOUS	34.1	-2.5
REAL ESTATE	-28.0	311.1
NON RESIDENTIAL	<u>6.0</u>	<u>-7.0</u>
EXPENSES		
FUEL	0.6	30.3
UTILITIES	0.0	2.5
PAYROLL	14.5	5.4
REAL ESTATE TAXES	0.6	1.2
INSURANCE	5.3	10.0
MANAGEMENT	8.0	2.1
REPAIRS AND MAINTENANCE	5.3	9.0
MISCELLANEOUS	2.7	-0.4
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>4.0%</u>	<u>5.5%</u>
INTEREST	3.9	2.8
DEPRECIATION	-1.1	0.0
TOTAL EXPENSES	<u>3.1%</u>	<u>4.1%</u>

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NASSAU COUNTY (NORTH SHORE)  
2020-2022

TABLE IV A  
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$14,643	\$14,968	\$15,582
EXPENSES			
BEFORE DEPRECIATION	9,890	10,290	10,795
AFTER DEPRECIATION	12,102	12,478	12,983
CASH FLOW			
BEFORE DEPRECIATION	4,753	4,678	4,787
AFTER DEPRECIATION	2,541	2,490	2,599
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	32.46%	31.25%	30.72%
AFTER DEPRECIATION	17.35%	16.64%	16.68%

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ANNUAL INCOME AND EXPENSES  
BASED ON 80 SCHEDULES FOR BUILDINGS CONTAINING 2,538  
HOUSING UNITS OF WHICH 1,852 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (SOUTH SHORE)  
2020-2022

TABLE I B  
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$47,941	\$48,675	\$49,886
RENTAL	46,368	46,989	47,970
MISCELLANEOUS	512	455	547
REAL ESTATE	47	13	172
NON RESIDENTIAL	1,014	1,218	1,197
EXPENSES			
FUEL	2,244	2,240	2,822
UTILITIES	1,801	1,826	1,823
PAYROLL	2,950	3,083	3,119
REAL ESTATE TAXES	10,719	10,808	10,879
INSURANCE	2,292	2,313	2,749
MANAGEMENT	3,428	3,540	3,798
REPAIRS AND MAINTENANCE	4,533	5,024	5,254
MISCELLANEOUS	1,087	1,095	1,473
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	\$29,054	\$29,929	\$31,917
INTEREST	6,828	6,929	6,869
DEPRECIATION	5,456	4,968	4,898
TOTAL EXPENSES	\$41,338	\$41,826	\$43,684

THE SOUTH SHORE COMMUNITIES INCLUDED IN THE SURVEY ARE: CEDARHURST (VILLAGE); FREEPORT (VILLAGE); HEMPSTEAD (VILLAGE); LONG BEACH (CITY); LYNBROOK (VILLAGE); ROCKVILLE CENTRE (VILLAGE).

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NASSAU COUNTY (SOUTH SHORE)  
2020-2022

TABLE II B

	<u>2020</u>	<u>2021</u>	<u>2022</u>
EXPENSES			
FUEL	5.4	5.4	6.5
UTILITIES	4.4	4.4	4.2
PAYROLL	7.1	7.4	7.1
REAL ESTATE TAXES	25.9	25.8	24.9
INSURANCE	5.5	5.5	6.3
MANAGEMENT	8.3	8.5	8.7
REPAIRS AND MAINTENANCE	11.0	12.0	12.0
MISCELLANEOUS	2.6	2.6	3.4
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>70.2%</u>	<u>71.6%</u>	<u>73.1%</u>
INTEREST	16.5	16.6	15.7
DEPRECIATION	13.2	11.9	11.2
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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2020-2022

TABLE III B

	2020-2021	2021-2022
INCOME	1.5%	2.5%
RENTAL	1.3	2.1
MISCELLANEOUS	-11.1	20.2
REAL ESTATE	-72.3	1,223.1
NON RESIDENTIAL	20.1	-1.7
EXPENSES		
FUEL	-0.2	26.0
UTILITIES	1.4	-0.2
PAYROLL	4.5	1.2
REAL ESTATE TAXES	0.8	0.7
INSURANCE	0.9	18.8
MANAGEMENT	3.3	7.3
REPAIRS AND MAINTENANCE	10.8	4.6
MISCELLANEOUS	0.7	34.5
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	3.0%	6.6%
INTEREST	1.5	-0.9
DEPRECIATION	-8.9	-1.4
TOTAL EXPENSES	1.2%	4.4%

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2020-2022

TABLE IV B  
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$47,941	\$48,675	\$49,886
EXPENSES			
BEFORE DEPRECIATION	35,882	36,858	38,786
AFTER DEPRECIATION	41,338	41,826	43,684
CASH FLOW			
BEFORE DEPRECIATION	12,059	11,817	11,100
AFTER DEPRECIATION	6,603	6,849	6,202
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	25.15%	24.28%	22.25%
AFTER DEPRECIATION	13.77%	14.07%	12.43%

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